

1
2
3
4 BILL NO. Z-76-10- 40

5 ZONING MAP ORDINANCE NO. Z- Leit

6 AN ORDINANCE amending the City of Fort
7 Wayne Zoning Map No. A-11.

8 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF
9 FORT WAYNE, INDIANA:

10 SECTION 1. That the area described as follows is hereby
11 designated a B-1-A District under the terms of Chapter 36, Municipi-
12 pal Code of the City of Fort Wayne, Indiana, 1946, as amended by
13 General Ordinance No. 2836 and amendments thereof; and the symbols
14 of the City of Fort Wayne Zoning Map No. A-11 referred to therein,
15 established by Section 9, Article III of Said Chapter as amended,
16 are hereby changed accordingly, to-wit:

17 Lots Number 2 and 3 and 1/2 of Vacated Alley in
18 Block #2 of Irvington Park Addition to the City of
19 Fort Wayne, Indiana, according to the recorded plat
thereof in the Office of the Recorder of Allen County,
Indiana, commonly known as 3205 Northrop, Fort Wayne,
Indiana.

20 SECTION 2. This Ordinance shall be in full force and
21 effect from and after its passage, approval by the Mayor and
22 legal publication thereof.

23
24 
25 Councilman

26
27
28
29
30
31
32
33 APPROVED AS TO FORM
34 AND LEGALITY,
35 
CITY ATTORNEY

Read the first time in full and on motion by Burns, seconded by Zalnis, and duly adopted, read the second time by title and referred to the Committee on Regulation (and the City Plan Commission for recommendation) and ~~Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the day of _____, 1976, at _____ o'clock P.M., E.S.T.~~

DATE: 10-26-76

Shirley H. Peterson
CITY CLERK

Read the third time in full and on motion by Nuckols, seconded by Leips, and duly adopted, placed on its passage.

PASSED (LOST) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BURNS	_____	_____	_____	_____	_____
HINGA	_____	_____	_____	_____	_____
HUNTER	_____	_____	_____	_____	_____
MOSES	_____	_____	_____	_____	_____
NUCKOLS	_____	_____	_____	_____	_____
SCHMIDT, D.	_____	_____	_____	_____	_____
SCHMIDT, V.	_____	_____	_____	_____	_____
STIER	_____	_____	_____	_____	_____
TALARICO	_____	_____	_____	_____	_____

DATE: 12-14-76

Shirley H. Peterson
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) No. _____ on the _____ day of _____, 1976.

ATTEST: (SEAL)

Shirley H. Peterson
CITY CLERK

Shirley H. Peterson
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the _____ day of _____, 1976, at the hour of _____ o'clock _____ M., E.S.T.

Shirley H. Peterson
CITY CLERK

Approved and signed by me this _____ day of _____, 1976, at the hour of _____ o'clock _____ M., E.S.T.

MAYOR

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on October 26, 1976, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-76-10-40; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

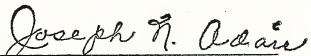
WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on November 15, 1976;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO NOT PASS for the reasons that no need has been shown for the Land Use Plan to be amended, the amendment will not be in the best interest of and benefit to the area involved and of and to the City, and the amendment will be detrimental to and conflicts with the overall City Plan; and,

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held November 22, 1976.

Certified and signed this
29th day of November, 1976.



Joseph N. Adair
Secretary

Bill No. Z-76-10-40

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance
amending the City of Fort Wayne Zoning Map no. A-11

have had said Ordinance under consideration and beg leave to report back to the Common
Council that said Ordinance Do Not PASS.

John Nuckols - Chairman

Paul M. Burns - Vice-Chairman

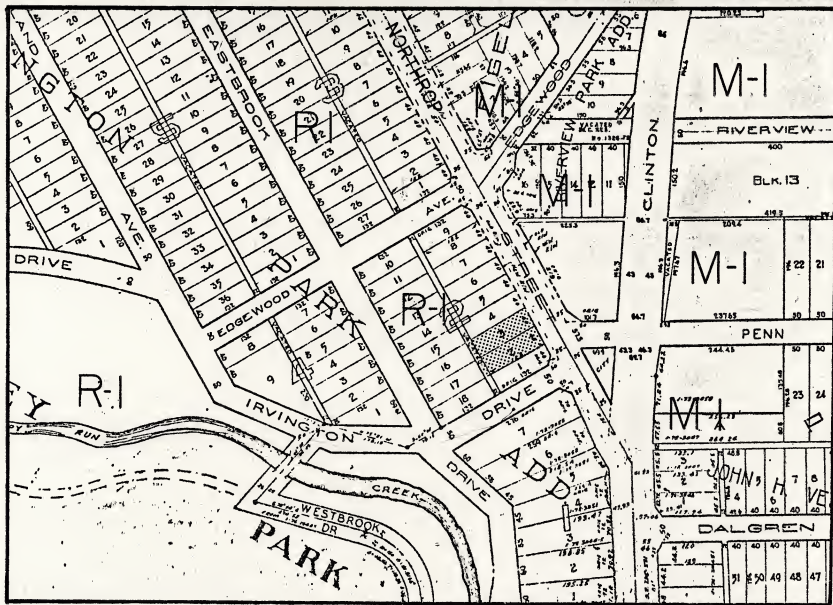
Vivian G. Schmidt

Winfield C. Moses, Jr.

Donald J. Schmidt

12-14-76 CONCURRED IN

DATE 12-14-76 CHARLES W. WOOD, CITY CLERK



To be changed from R-1 to B-I-A

10-4-76

A-II

LS.

2-76-10-40

TO: COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA

Date Filed _____

Intended Use _____

I/we James E. Leiter

(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne, Indiana, by reclassifying from a/an R-1 District to a/an B-1-A District the property described as follows:

Lots Number 2 and 3 and 1/2 of Vacated Alley in Block #2 of

Irvington Park Addition to the City of Fort Wayne, Indiana,

according to the recorded plat thereof in the Office of the

Recorder of Allen County, Indiana, commonly known as

3205 Northrop, Fort Wayne, Indiana.

(Legal Description)

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition.

James E. Leiter

3205 Northrop
Fort Wayne, Indiana

James E. Leiter

(Name)

(Address)

(Signature)

Legal Description Checked By: _____

(City Engineer)

NOTE FOLLOWING RULES:

All requests for continuances or requests that ordinances be taken under advisement shall be filed in writing in the office of the City Plan Commission by noon on the Wednesday preceding the meeting of the City Plan Commission at which the ordinance is to be considered. If the request for a continuance or advisement is filed within the required time, the matter will not be put on the agenda for that meeting. It shall be the obligation of the petitioner to notify the same property owners which the Plan Commission had notified by mail that the hearing has been postponed or rescheduled and inform them of the time and place of the meeting at which the ordinance will be considered. All withdrawals of ordinances must be made in writing prior to the Plan Commission's vote on the ordinance.

Name and address of preparer, attorney or agent:

Thomas M. Gallmeyer

Indiana Bank Building
Fort Wayne, Indiana 46802

422-9454

(Name)

(Address)

(Telephone Number)

City Plan Commission, City-County Building, Room 800, One Main Street,
Fort Wayne, Indiana 46802 Telephone Number 423-7571

Plan Commission

Re: Z-76-10-40

Letter from Ivington Park Community Assn. in opposition.
Petition in opposition, signed by 100 area residents.

(originals)

Irvington Park Community Association

FORT WAYNE, INDIANA

November 12, 1976

City Plan Commission
City-County Building
One Main Street
Fort Wayne, Indiana 46802

in re: Amendment to Zoning Ordinance
3205 Northrop Street
from "R1" to "B1A"

Gentlemen:

On behalf of the Board of Directors of Irvington Park Community Association, we hereby submit our strong disapproval of the proposed amendment to permit a zoning change from "R1" to "B1A" at 3205 Northrop Street, Fort Wayne.

The proposed change to permit light business within the boundaries of Irvington Park violates the residential nature of the area and is felt will permit continued and rapid intrusion of commercial enterprise within living areas planned by city authorities as exclusively residential. Homes within the neighborhood and adjacent to the property were purchased with understanding and assurance that commercial enterprise would remain excluded, and to change age old covenants and zoning regulations violates the property rights of all home owners who have relied upon them.

The Irvington Park Community Association and residential home owners residing within the boundaries of the association respectfully request the existing laws pertaining to residential ownership be enforced without exception or amendment.

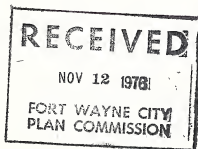
Respectfully submitted,



Ronald L. Reinking, President
Irvington Park Community Association

RLR/lv

cc: Zoning Appeals Board



P E T I T I O N

The residents of the Irvington Park area, oppose the
 proposed amendment (Bill No. Z-76-10-40) to the Zoning
 Ordinance of the City of Fort Wayne, Indiana, which proposes
 to change the following described real estate from
 "B1" District- Single Family Residential, to a "B1A"
 District- Limited Business.

Lots #2 and #3 and 1/2 of Vacated Alley, in
 Block #2 of Irvington Park Addition, commonly
 known as 3205 Northrop Street, generally lo-
 cated on the west side of Northrop Street and
 approximately 40 feet north of Irvington Drive

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
Wilma A. Rose	3306 Eastbrook	11/12/76
Robert J. Rose	3306 Eastbrook	11/12/76
Allen H. Quast	3232 Eastbrook	11/12-76
Flora Quast	3232 Eastbrook Dr.	11-12-76
J. L. Little	3218 Eastbrook Dr.	11-12-76
Quendolyn A. Little	3218 Eastbrook Dr.	11-12-76
Mrs. Eva M. Ernst	3212 Eastbrook Dr.	11-12-76
Richard E. Vacker	3208 Eastbrook Dr.	11-12-76
Julia M. Walker	3208 Eastbrook Dr.	11-12-76
Shirley L. Wynn (Charleston)	329 Irvington Dr.	11-12-76
Leonard L. LaFever	226 Irvington Dr.	11-12-76
Frances LaFever	226 Irvington Dr.	11-12-76
Lawrence L. Lea	3350 Eastbrook Dr.	11-12-76

	ADDRESS	Date
Gerald E. Boserman	3112 Eastbrook Dr	11/12/76
Margaret Boserman	3112 Eastbrook Dr	11/12/76
Wayne Lantz	3118 Eastbrook Dr	11/12/76
Robt A. Gustafson	3207 Eastbrook Dr.	11-12-76
James Gustafson	3207 Eastbrook Dr.	11-12-76
X. Gene Lantz	3118 Eastbrook Dr	11/12/76
Marie E. Rolf	3221 Eastbrook	11/12/76
Chas. H. Feller	3324 Eastbrook	11-12-76
Laura Feller	3324 Eastbrook	11-12-76
Helen Altenvogt	3344 Eastbrook	11-12-76
Walter Altenvogt	3344 Eastbrook dr	11-12-76
Bob Kiefer	3338 Eastbrook Dr.	11-12-76
Norma Kiefer	3338 Eastbrook Dr.	11-12-76
Ronald B. Converse	3322 EASTBROOK DR.	11-12-76
Siwensolyn M. Converse	3322 Eastbrook Dr.	11-12-76
Nora C. Kiefer	3226 EASTBROOK	11-12-76

Oscar B. Salzbrunner	3330 Eastbrook	Nov 13, 1976
Eather Salzbrunner	3330 "	Nov 13, 1976
Robert C. Pierce	3223 Eastbrook	Nov. 13, 1976
Mary L. Pierce	3223 Eastbrook	Nov. 13, 1976

P E T I T I O N

We, the residents of the Irvington Park area, oppose the proposed amendment (Bill No. Z-76-10-40) to the Zoning Ordinance of the City of Fort Wayne, Indiana, which proposes to change the following described real estate from a "R1" District- Single Family Residential, to a "B1A" District- Limited Business.

Lots #2 and #3 and 1/2 of Vacated Alley, in Block #2 of Irvington Park Addition, commonly known as 3205 Northrop Street, generally located on the west side of Northrop Street and approximately 40 feet north of Irvington Drive

NAME	ADDRESS	DATE
Madeline Olson	3333 Garland Ave	11/13/76
W. L. B. Long	3333 Garland Ave	11/13/76
Martha Bierlein	3355 Garland Ave	11-13-76
Gertrude Bierlein	3355 Garland Ave	11-13-76
Orin A. Luse	3360 Garland Ave	11-13-76
Mildred E. Luse	3360 Garland Ave	11-13-76
M. Armstrong	3339 Garland Ave	" " "
Paul Armstrong	" " "	" " "
Virginia A. Lapp	3344 Garland Ave	11-13-76
John Bunking	3336 Garland Ave	11-13-76
Delores A. Reinberg	3336 Garland Ave	11-13-76
Paul E. Lott	3330 Garland	11-13-76
Loretta M. Lott	"	"

210 K 355

11-13-76

Cindy Van Meter	3322 Garland Ave	11-13-76
Perry Van Meter	3322 Garland	11-13-76
John W. Tenet	3354 Garland	11-13-76
Earl E. Tenet	3354 Garland	11-13-76
Rose A. Jordan	3380 Garland Ave	11-13-76
George A. Jordan	3380 Garland Ave	11-13-76
Jessie Malone	3365 Garland	11-13-76
Wesley Malone	3365 Garland	11-13-76
Robert Brosius m.o	3302 Garland	11-13-76
John Brosius	3302 Garland	11-13-76

... of the Irvington Park ...
... Ordinance (Ord. No. 2-78-19-10) to the zoning
... of the City of New ... ne, Indiana, which ...
... to change for ... described real estate ...
... District- Single Family Residential, and "B10"
... Limited Business.

... #2 and #3 and 1/2 of Vacated Alley, to
... #2 of Irvington Park Addition, commencing
... as 3205 Northrop Street, generally
... on the west side of Northrop Street, and
... approximately 40 feet north of Irvington Drive.

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
Mrs Dorra Keegan	3345 Eastbrook Dr	11/12/76
Mrs. Dan Keegan	3335 Eastbrook Dr	11/12/76
Ross K. Doty	3327 Eastbrook	11/12/76
Elizabeth L. Doty	3327 Eastbrook	11/12/76
Stanley Johnson	3321 Eastbrook	11/12/76
Lucille M. Johnson	3321 Eastbrook	11/12/76
Norman R. Korte	3311 Eastbrook Dr.	11-12-76
James H. Witzke	3355 Eastbrook Dr	11-12-76
Mary Westafin	"	"
Thomas R. James	3361 Eastbrook	11-12-76
Arnold K. Herman	3335 Eastbrook	11/12/76
Ruby King J	3345 Eastbrook Dr	11/14/76

P E T I T I O N

We, the residents of the Irvington Park area, oppose the proposed amendment (Bill No. Z-76-10-40) to the Zoning Ordinance of the City of Fort Wayne, Indiana, which proposes to change the following described real estate from a "R-1" District- Single Family Residential, to a "B1A" District- Limited Business.

Lots #2 and #3 and 1/2 of Vacated Alley, in Block #2 of Irvington Park Addition, commonly known as 3205 Northrop Street, generally located on the west side of Northrop Street and approximately 40 feet north of Irvington Drive

NAME	ADDRESS	DATE
Paul E. Pfister	125 Norfolk Ave	11-11-76
Doris E. Pfister	125 Norfolk Ave	11-12-76
Glenn L. Baker	115 Norfolk Ave	11-12-76
Cheri L. Baker	115 Norfolk Ave	11-12-76
Dick Freund	101 Norfolk Ave	11-12-76 748-9259
Jean E. Freund	101 Norfolk Ave	11-12-76 748-9259
Archie L. Evans	111 Norfolk	11-12-76
Mary Evans	111 Norfolk	11-12-76
Ronald C. Shantz	117 Norfolk	11-12-76
Roy Huser	141 Norfolk	11-12-76
Ruth M. Huser	141 Norfolk	11-12-76
Warren L. Antone	145 Norfolk	11/12/76
Hilda M. Antone	145 Norfolk	11/12/76

(OVER)

NAMEADDRESSDATE

<u>Alice M. Jaman</u>	<u>155 Norfolk</u>	<u>Nov. 12 - 1976</u>
<u>Richard F. Colterman</u>	<u>150 Norfolk</u>	<u>Nov. 12 - 1976</u>
<u>Mrs. R. Colterman</u>	<u>150 Norfolk</u>	<u>Nov. 12 1976</u>
<u>Mrs. Grandall Allen</u>	<u>215 Norfolk</u>	<u>Nov. 12 1976</u>
<u>Mrs. Diana Dwyer</u>	<u>117 Norfolk</u>	<u>Nov. 12 1976</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

P E T I T I O N

and the residents of the Irvington Park area, oppose the proposed amendment (Bill No. Z-78-10-40) to the Zoning Ordinance of the City of Fort Wayne, Indiana, which proposes to change the following described real estate from a "R1" District- Single Family Residential, to a "B1A" District- Limited Business.

Lots #2 and #3 and 1/2 of Vacated Alley, in Block #2 of Irvington Park Addition, commonly known as 3205 Northrop Street, generally located on the west side of Northrop Street and approximately 40 feet north of Irvington Drive

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
Mary Irene Neymann	3351 Irvington Dr.	11-12-76
Ruth Anne Chambers	3360 Irvington Dr.	11-12-76
Ed A. Charles	3362 IRVINGTON	11/12/76
James W. Jones	3322 IRVINGTON	11-13-76
Sara Ann Jones	3322 Irvington	11-13-76
Mrs. Dorothy Rissing	3200 Irvington	11-13-76
Halcy. Rissing mrs	3200 Irvington	11-13-76
Lebbie Rissing	3200 Irvington	11/13/76
Jan Anderson	3314 Irvington Dr	11/13/76

P E T I T I O N

We, the residents of the Irvington Park area, oppose the proposed amendment (Bill No. Z-76-10-40) to the Zoning Ordinance of the City of Fort Wayne, Indiana, which proposes to change the following described real estate from a "R1" District- Single Family Residential, to a "B1A" District- Limited Business.

Lots #2 and #3 and 1/2 of Vacated Alley, in Block #2 of Irvington Park Addition, commonly known as 3205 Northrop Street, generally located on the west side of Northrop Street and approximately 40 feet north of Irvington Drive

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
Mildred Wayland	3313 Northrop	11-13-76
Stuart W. Hoyt	3317 Northrop	11-13-76
Stuart Hoyt	3317 Northrop	11-13-76
Berry B. Lincoln	3217 Northrop	11-13-76
Edna M. Bolin	3229 Northrop	11-14-76
Willis L. Bolin	3229 Northrop	11-14-76

We, the undersigned, as residents of Irvington Park Addition,
do not oppose the rezoning of the property commonly known as
3205 Northrop for the purpose of a small clock business.

Bessy B. Lincoln
3217 Northrop

Mildred H. Smith
3221 Northrup

Russell Dugan
320 Edgewood Ave.
3227 Northrup - Vacant

Mr. & Mrs. Carl Arnold
215 Edgewood Ave.

Orvalen A. Schlottback
3307 Northrop St.

Karl Schreff
3321 Northrup

Mona Schreff
3321 Northrup

Dwight Eickhart
3325 Northrop St

Robert Perkins
3338 Northrop

Mrs. Dennis Sherman
3337 Northrup

Dennis R. Sherman
3337 Northrup

3311

WE, the UNDERSIGNED, AS Residents of
IRVINGTON PARK ADDITION, Do NOT
OPPOSE the rezoning of the property
commonly known as 3205 Northrop
for the purpose of a small clock business.

Mr. & Mrs. Williams Charleston 229 Irvington Dr.
Mr. & Mrs. Richard E. Stalker 3208 Eastbrook Drive.

DIGEST SHEET

TITLE OF ORDINANCE Zoning Map Amendment Ordinance *3-76-10-40*DEPARTMENT REQUESTING ORDINANCE CITY PLAN COMMISSIONSYNOPSIS OF ORDINANCE Petitioners are requesting the rezoning of
the following described property:Lots # 2 and # 3 and 1/2 of vacated alley in Block # 2 of IrvingtonPark Addition, commonly known as 3205 Northrop, generally locatedon the west side of Northrop Street, and approximately 40 feet north
of Irvington Drive.From "R1" to "B1A"EFFECT OF PASSAGE Property is presently zoned an "R1" District -Single family residential. Petitioners are requesting a "B1A"District - Limited Business.EFFECT OF NON-PASSAGE Property would remain an "R1"MONEY INVOLVED (Direct Costs, Expenditures, Savings) noneASSIGNED TO COMMITTEE (J.N.) Regulation J.N.